

IN RE: PETITION FOR ZONING VARIANCE
N/S Old Padonia Rd., 325'
18 Old Padonia Road
8th Election District
3rd Councilmanic District
18 Old Padonia Rd. Partnership
Legal Owner
Baltimore Rigging Co., Inc.
Tenant - Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Section 409.4 (A) to permit a driveway 10 feet wide instead of the required 20 feet, as more particularly described on Petitioners' Exhibit 1.

The Petitioners, The Baltimore Rigging Company, Tenant, 18 Old Padonia Road Partnership, Legal Owner, by E.A. Haynes, President, appeared and was represented by Ms. E. Paige, Esquire. Also appearing on behalf of the Petitioners was Martin Kaiser, III, and appearing as an interested party was Phyllis Friedman, Esquire. There were no Protestants.

Testimony indicated that the subject property, known as 18 Old Padonia Road, consists of .438 acres +/-, zoned M.L., and is improved with a residential style building converted to a Class A office building.

Nancy E. Paige, Esquire, proffered on behalf of the Petitioners and stated that the Petitioners are desirous of utilizing the subject building for low intensity office use associated with the Baltimore Rigging Company. Testimony in case No. 90-14-A, which was incorporated herein, indicated that the Petitioner, The Baltimore Rigging Company's trucks will not be visiting the site nor will any materials be stored at this location. Ms. Paige testified that the subject site is currently landscaped with mature trees and shrubs, and that denial of the requested variance will require

the removal of a substantial portion of this vegetative buffer.

Mr. Kaiser, who owns the property directly across the street from the subject site, testified in favor of the Petition. He testified that the current driveway has not presented a problem in the past, and to require widening the driveway would require the removal of a portion of the existing shrubbery, which provides a desirable vegetative buffer between his property and the C & P Building adjoining the subject site.

Phyllis Friedman, Esquire testified that she is primarily concerned with the proposed use and how it would impact upon this neighborhood, particularly regarding vehicular safety.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, in part, that such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the variances were not granted in part. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted in part.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 4th day of January, 1990 that the Petition for a Zoning Variance from Section 409.4 (A) to permit a driveway 10 feet wide instead of the required 20 feet wide, in accordance with Petitioners' Exhibit 1, be and is hereby GRANTED IN PART, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The subject driveway shall be 14 feet in width from a point equal to the north edge of the existing stairs for the side porch to a point intersecting with the property line for Old Padonia Road.
3. A new hearing shall be required prior to the construction of any additions to the existing structure, the addition of an accessory structure or change in use of the subject property in a manner other than that represented at the hearing of this case.

4. The relief granted herein shall run to the Petitioners only and not to its successors in title. If the property is to be sold or occupied by a party other than the Petitioners, a new hearing will be required prior to such conveyance or occupancy.

5. Neither construction materials or construction equipment, including company trucks, shall be stored or dispatched at the subject site.

J. Robert Haines
Zoning Commissioner
for Baltimore County

JRH/mm

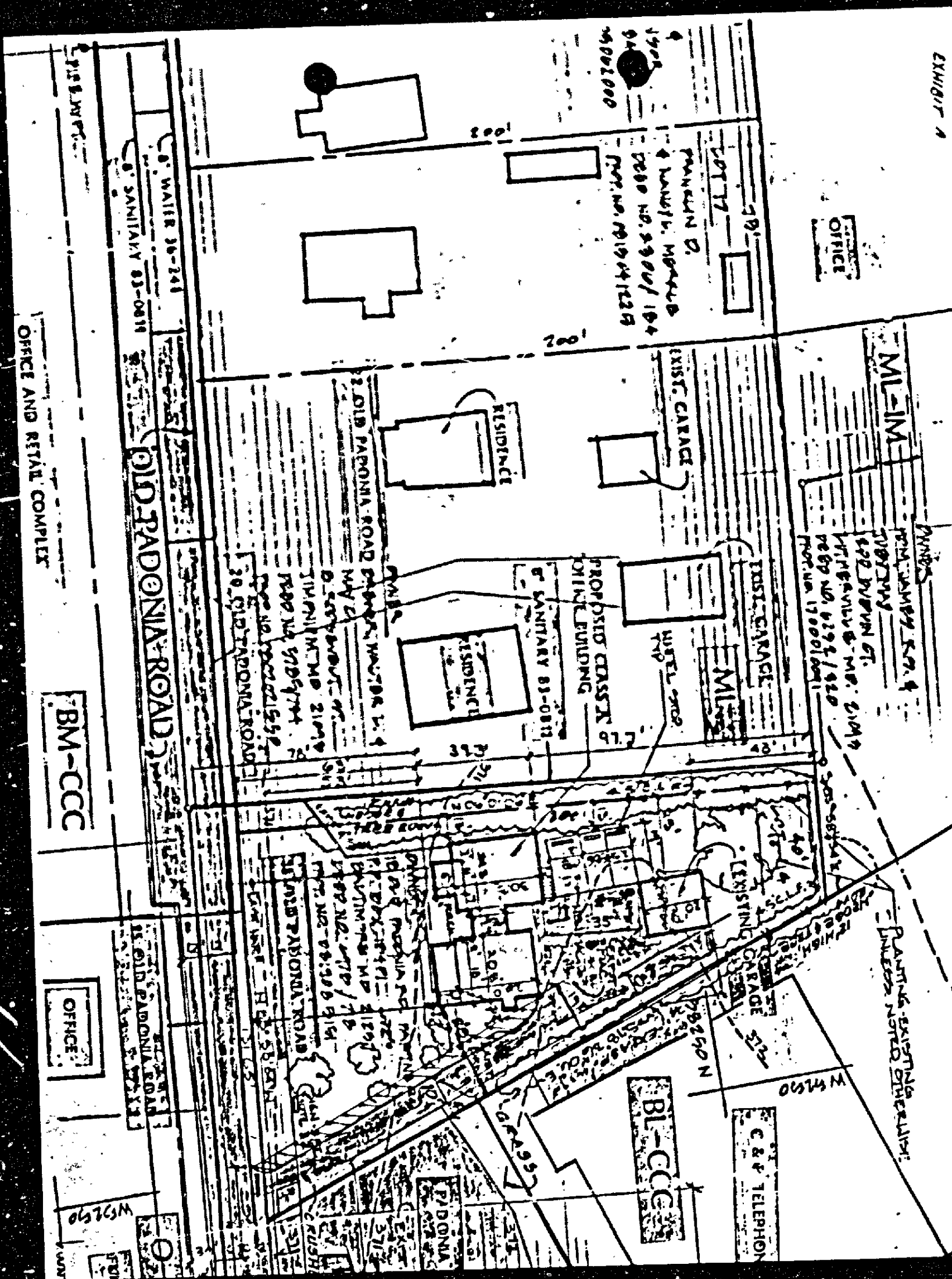
cc: Peoples Counsel

ORDER RECEIVED FOR FILING
Date 1/4/90
By Mr. Haines

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By Mr. Haines



Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333

J. Robert Haines
Zoning Commissioner

January 4, 1990

Nancy E. Paige, Esquire
233 E. Redwood Street
Baltimore, Maryland 21202

RE: PETITION FOR ZONING VARIANCE
N/S Old Padonia Road, 325' W of the c/l of York Road
(18 Old Padonia Road)
8th Election District - 3rd Councilmanic District
18 Old Padonia Road Partnership - Petitioner
Case No. 90-205-A

Dear Ms. Paige:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in part in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

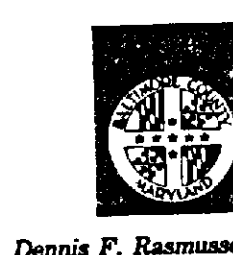
Very truly yours,

J. Robert Haines
Zoning Commissioner
for Baltimore County

JRH:bjs

cc: People's Counsel

File



PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-205-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 409.4 (A) to permit a driveway 10 feet wide instead of the required 20 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

This is an existing driveway serving an existing residence which is proposed to be converted to a Class "A" office building. The width varies from 10 feet to 20 feet at the entrance.

Uniform widening to 20 feet is impossible because of the building location. Additionally, such widening would necessitate removal of mature vegetation, which provides landscaping and screening; and for such other reasons as will be presented at a hearing herein.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Tenant:

18 Old Padonia Road Partnership

(Type or Print Name)

Signature E. A. Haynes, President

9209 Philadelphia Road

Address

Baltimore, MD 21237

City and State

Attorney for Petitioner:

Nancy E. Paige

(Type or Print Name)

Signature

233 E. Redwood Street

Address

Baltimore, MD 21202

City and State

Attorney's Telephone No.: 301/576-4294

Address

Phone No.

Legal Owner(s):

18 Old Padonia Road Partnership

(Type or Print Name)

Signature E. A. Haynes, Partner

(Type or Print Name)

Signature

9209 Philadelphia Rd. 977-3200

Address

Baltimore, MD 21237

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 29 day

of 1989, that the subject matter of this petition be advertised, as

required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout

Baltimore County, that property be posted, and that the public hearing be held before the Zoning

Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the 29 day of NOV, 1989, at 9:30 o'clock

By J. Robert Haines

Zoning Commissioner of Baltimore County.

(over)

DESCRIPTION

18 OLD PADONIA ROAD
KNOWN AS LOT 14
"PLAT OF LAND ROBERT H. BUSSEY"
BALTO. CO. PLAT W.P.C. 4/155

Beginning for the same at the point formed by the intersection of the northeast side of Old Padonia Road, 30 feet wide and the division line between Lot 14 and Lot 15 as shown on the plat entitled "Plat of Land Belonging to Robert H. Bussey" and recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 4, Folio 155, said point of beginning being at a stone marked "B" and running thence binding on said division line between Lots 14 and 15, as now surveyed, North 06° 01' 06" East 200.00 feet to an iron pipe found; thence binding on the north outline of said Lot 14, as now surveyed, South 83° 58' 54" East 40.00 feet to a rebar set; thence binding on the northeast outline of said Lot 14, as now surveyed, South 18° 36' 06" East 220.00 feet to a rebar set and to the northeast side of said Old Padonia Road and thence binding on the northeast side of said Old Padonia Road, as now surveyed, North 83° 58' 54" West 131.65 feet to the place of beginning.

The hereinabove described parcel of land being known as Lot 14 as shown on the plat entitled "Plat of Land Belonging to Robert H. Bussey" and recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 4, Folio 155.

5/2/89



S. Zehe Olson

Publisher

Peter Max Zimmerman
Peter Max Zimmerman

Cashier Validation

J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

JRH:gs
cc: E. A. Haynes
Nancy Paige, Esq.
File

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

Haines.ltr

DATE 1/24/84	TIME 10:00	FLOOR 1	FLOOR 2	FLOOR 3	FLOOR 4	FLOOR 5	FLOOR 6	FLOOR 7	FLOOR 8	FLOOR 9	FLOOR 10	FLOOR 11	FLOOR 12	FLOOR 13	FLOOR 14	FLOOR 15	FLOOR 16	FLOOR 17	FLOOR 18	FLOOR 19	FLOOR 20	FLOOR 21	FLOOR 22	FLOOR 23	FLOOR 24	FLOOR 25	FLOOR 26	FLOOR 27	FLOOR 28	FLOOR 29	FLOOR 30	FLOOR 31	FLOOR 32	FLOOR 33	FLOOR 34	FLOOR 35	FLOOR 36	FLOOR 37	FLOOR 38	FLOOR 39	FLOOR 40	FLOOR 41	FLOOR 42	FLOOR 43	FLOOR 44	FLOOR 45	FLOOR 46	FLOOR 47	FLOOR 48	FLOOR 49	FLOOR 50	FLOOR 51	FLOOR 52	FLOOR 53	FLOOR 54	FLOOR 55	FLOOR 56	FLOOR 57	FLOOR 58	FLOOR 59	FLOOR 60	FLOOR 61	FLOOR 62	FLOOR 63	FLOOR 64	FLOOR 65	FLOOR 66	FLOOR 67	FLOOR 68	FLOOR 69	FLOOR 70	FLOOR 71	FLOOR 72	FLOOR 73	FLOOR 74	FLOOR 75	FLOOR 76	FLOOR 77	FLOOR 78	FLOOR 79	FLOOR 80	FLOOR 81	FLOOR 82	FLOOR 83	FLOOR 84	FLOOR 85	FLOOR 86	FLOOR 87	FLOOR 88	FLOOR 89	FLOOR 90	FLOOR 91	FLOOR 92	FLOOR 93	FLOOR 94	FLOOR 95	FLOOR 96	FLOOR 97	FLOOR 98	FLOOR 99	FLOOR 100
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A. TYPE PLACE UNDER WORK TO BE DONE: "ZONING PROVISIONALLY APPROVES THIS PERMIT FOR INTERIOR ALTERATION ONLY, IT IS CONDITIONED UPON THE GRANT OF THE REQUESTED IN ZONING CASE #90-14-A AND ITEM #63. IF DENIED, THIS APPROVAL IS VOID AND THE PROPERTY MUST BE REPAIRED TO ITS ORIGINAL OWNERS' CONDITION. IF GRANTED, AN UPDATED PERMIT APPLICATION MAY BE REQUIRED." OK JER 01/19/89										B. ZONING DISTRICT 18 THE AVENUE EAST PARTNERSHIP																																																																																											
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63

IRON PIPE FOUND
30' REBAR SET
ASPHALT
LOT No 14
OLD PADONIA (30' WIDE) RD.
(PAVED 20' MAG.)
N 03° 50' 54" E 200.00'
S 13° 39' 06" E 220.00'
N 03° 50' 54" W 131.65'
STONE MON. FOUND MARKED B BEGINNING
BEING KNOWN & DESIGNATED AS LOT 14, PLAT OF LAND BELONGING TO ROBERT H. BUSSEY WHEN PLAT IS RECORDED AND THE LAND RECORDS OF BALTO. CO. IN PLAT BOOK WPL NO. & PLOID 155,
AREA = 17166.00 SQ. FT.
OR 0.3941 ACRE ±
THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY AND/OR COVENANTS OF RECORD.

SURVEYS CERTIFICATE

I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS SHOWN ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY FIELD SURVEY AND ARE LOCATED AS SHOWN

BOUNDARY SURVEY

18 OLD PADONIA

STATE OF MARYLAND
DEPT. OF NATURAL RESOURCES
DIVISION OF LAND SURVEY

Old Padonia Road is an existing residence in an N.L. zone) that is proposed to be converted to a Class A office building. There will be no additions or alterations except as required by Baltimore County Ordinance 10-87.

NOTES

1. Election District - 4
Councilmanic District - 3
County Precinct - 1
Census Tract - 6
Watershed - Sunnyside Falls Watershed
Sub Watershed - Texas/Cockeysville
Gross Site Area [20 cents, line of Old Padonia Road] = 19762 S.F.
Net site area = 17,200 S.F. or .39 acres.
[20.3 ± 1000 = 1.35 x 3.3 = 4.45]
Parking Required - Based on Gross Square Footage
Basement = 1000 S.F. - Storage
1st Floor - 1354 S.F. - Office
2nd Floor - 877 S.F. - Storage
Total = 3154 S.F.
Parking Spaces Required - Bay Parking
Bay = 9 Spaces Provided - 3
F.A.R. allowed = .2 x 19762 S.F. = 3952 S.F. of adjusted gross S.F.
W.B. = 1000 S.F. - Storage
F.A.R. proposed - Based on adjusted gross S.F.
3952 ÷ 19762 = .16 F.A.R.
20.1 ± 1000 = 1.35 x 18 = 24.3
Say = 25
20.2 To allow side yards of 13 and 7 feet in lieu of the required 30 feet.
20.3 TO ALLOW A 4' SIDE YARD OF 8' W. OF THE GARAGE IN LIEU OF 30'
20.3 TO ALLOW A 4' SIDE YARD OF 8' W. OF THE GARAGE IN LIEU OF 30'

21. Wetlands - none

22. Critical areas - none

23. Archeological sites - none

24. Endangered species habitat - none

25. Hazardous materials - none

26. Total Building Square Footage
Basement - 1000 S.F. - Storage
1st Floor - 1354 S.F. - Mechanical
2nd Floor - 877 S.F. - Storage
Total = 3155 S.F.

27. Square Footage per use
Office - 1354 S.F.
Storage - 1677 S.F.
Mechanical - 354 S.F.

28. Adjusted Gross Square Footage (for F.A.R.)
Basement - 1000 S.F. (Storage)
1st Floor - 1354 S.F. (Office)
2nd Floor - 877 S.F. (Storage)
Total = 3031 S.F.

29. Gross Square Footage (for Parking)
Basement - 0 S.F.
1st Floor - 1354 S.F.
2nd Floor - 8 S.F.
Total = 1354 S.F.

30. Soil Group - BmB

31. Utilities
31.1 Water - Existing - Adequate
31.2 Sanitary - Existing - Adequate
31.3 Storm Drain - Existing Surface/Infiltration

32. Signage
32.1 There will be no sign affixed to the building.
32.2 There will be a freestanding sign with less than 25 S.F. per face, and will be less than 6' tall.

33. A storm water management waiver will be applied for.

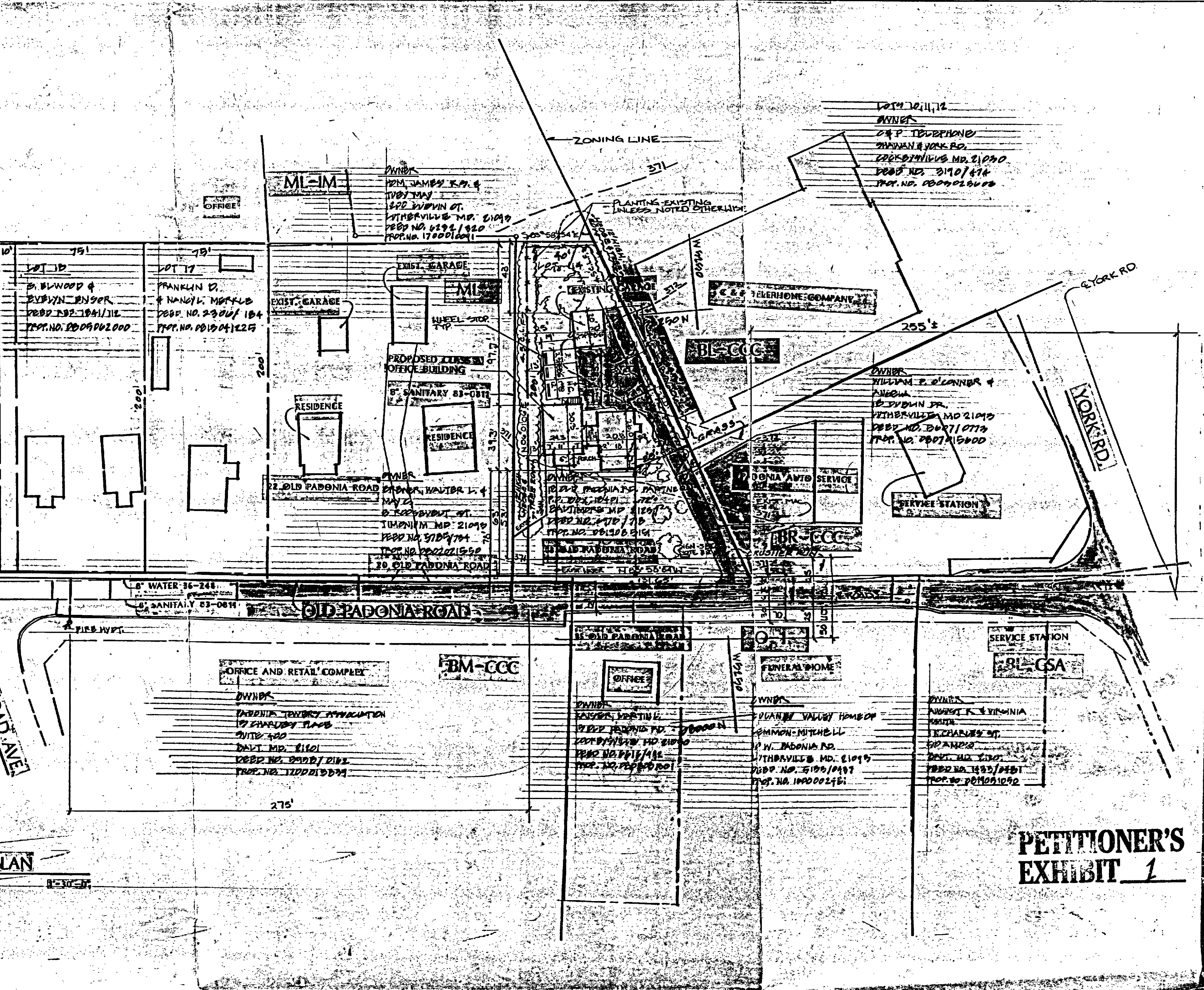
34. EXISTING STRUCTURE IS CONNECTED TO PUBLIC SEWER & WATER.

35. THERE ARE NO FUEL TANKS ON SITE.


36. THE STRUCTURE SHALL MEET ALL APPLICABLE PROVISIONS OF FIRE PREVENTION CODE & NFPA 10, LIFE SAFETY CODE 1988 EDITION.

37. STORAGE AREAS AS LISTED WILL NOT BE OCCUPIED WITHOUT FURTHER ZONING APPROVALS.

38. PAVING SHALL BE PERMANENTLY STRIPED.




**PETITIONER'S
EXHIBIT 1**



RUBELIN & ASSOCIATES
ARCHITECTS

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TOWSON, MARYLAND
201337-2006


STATE OF MARYLAND



STATE OF MARYLAND

THE BALTIMORE RIGGING COMPANY
18 OLD PADONIA ROAD
COCKEYSVILLE, MARYLAND

STATE OF MARYLAND



STATE OF MARYLAND

No.	Description	Date
	Revisions	
	Proj. No. 89019	
	Date 4-24-89	
	Scale AS NOTED	
	Last Rev. 8/3/89	
<p>Title: CRG PLANT PLAT. TO ACCOMPANY PETITION FOR CRG WAIVER - CHANCE OF OCCUPANCY AND ZONING VARIANCES</p>		
<p>Sheet</p>		